

**BOARD OF LOCAL IMPROVEMENTS
DOWNERS GROVE SANITARY DISTRICT**

PROPOSED AGENDA

April 20, 2021

6:00 p.m.

- I. Approve Minutes of December 15, 2020
- II. Public Comment
- III. P701: 6149 Janes Avenue – Single Family Home Sewer Main Extension
- IV. P702: 221 W. 59th Street – Single Family Home Sewer Main Extension

PLEASE NOTE:

President Kenneth J. Rathje of the Downers Grove Sanitary District Board of Local Improvements has determined, in compliance with Senate Bill 2135 signed into law by Governor Pritzker on June 12, 2020, the following:

- 1) The Governor has issued a disaster declaration related to public health concerns and all or part of the District's jurisdiction is covered by the disaster area; and
- 2) That an in-person meeting for this special meeting of the District's Board of Local Improvements scheduled to take place on Tuesday, April 20, at 6:00 p.m. is not practical or prudent because of a disaster.

The District shall comply will all other Open Meetings Act provisions referenced in Senate Bill 2135 in the holding of its special Board of Local Improvements meeting on April 20, at 6:00 p.m.

Therefore, in accordance with Senate Bill 2135, this Board meeting will be conducted electronically through Zoom. Public may virtually attend this meeting using any of the links or phone numbers provided below.

You are invited to a Zoom webinar.

When: Apr 20, 2021 06:00 PM Central Time (US and Canada)

Topic: April BOLI Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82917465855?pwd=UDMvU3FvODJwbzcvMmpjQWFsTzltZDZ09>

Passcode: 128491

Or One tap mobile :

US: +13126266799,,82917465855#,,,,*128491# or +16465588656,,82917465855#,,,,*128491#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 829 1746 5855

Passcode: 128491

International numbers available: <https://us02web.zoom.us/j/kngYSvZne>



BOARD OF LOCAL IMPROVEMENTS MINUTES

December 15, 2020

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, December 15, 2020. The meeting was held virtually online through Zoom, a video conferencing app. Present were Board Members Kenneth J. Rathje, Robert T. Jungwirth and Mark J. Scacco, General Manager Amy R. Underwood, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Keith W. Shaffner and Attorney Michael G. Philipp. Trustee Amy E. Sejnost and Staff Engineer Alex Bielawa attended virtually as members of the public. President Rathje called the meeting to order at 6:00 p.m.

Determination to Hold Meeting Virtually

In accordance with Illinois Senate Bill 2135, signed into law by Governor Pritzker on June 12, 2020, Board Member Rathje, as President of the District's Board of Local Improvements has determined the following: (1) that due to the Governor issuing a disaster declaration related to public health concerns and all or part of the District's jurisdiction is covered by the disaster area; and (2) that an in-person meeting is not practical or prudent because of the disaster. As a result, this special Downers Grove Sanitary District Board of Local Improvements meeting shall be held virtually and in doing so shall comply with all other Open Meetings Act provisions referenced in Illinois Senate Bill 2135.

Minutes of July 21, 2020 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on July 20, 2020. The motion carried.

Public Comment – None

P700 – 5117 Fairview Ave., Downers Grove

The Board reviewed a request for sanitary sewer service from Craig Ross of Ross Builders Inc., developer, for a three story, 18 unit residential building on a 0.88 gross acre parcel at 5117 Fairview Ave., Downers Grove. The property is within the District's Facilities Planning Area, and is within the District's current corporate limits. The existing commercial building on this property will be disconnected from the Sanitary District main and demolished. The proposed use will generate an estimated wastewater flow of 5,400 gallons per day or a density of 61 PE per acre. The District's design allocation for this site is 25 PE per acre. The flow estimate is based on 18 two bedroom residential units. The flow factor is 300 gallons per day for each two bedroom unit. Service can be provided to this project by connect to the Sanitary District sewer located in 2nd Street to the South of the project. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. A motion was made by Scacco seconded by Jungwirth approving this request subject to receipt of Illinois EPA permit, to a maximum flow of 5,400 gallons per day, receipt of an Illinois EPA permit, construction of necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances, and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:17 p.m. The motion carried.

Approved: April 20, 2021

Attest: _____
Clerk

President

BOARD OF LOCAL IMPROVEMENTS
April 15, 2021
STAFF BRIEFING

P701: 6149 Janes Avenue, Downers Grove

REQUEST:

Steven Bekstas, Developer, is requesting sanitary sewer service for a new single family home on a 0.36 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. The proposed project is estimated to generate wastewater flows of 350 gallons per day, which is the standard flow estimate for a single family home. This would result in a density of 9.7 PE per acre, which is within the District's design allocation of 10 PE per acre for residential parcels.

SUMMARY:

Service can be provided to this property by extension of the District sewers located on Janes Avenue. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

P701

DATE 3/9/21

DOWNERS GROVE SANITARY DISTRICT
2710 CURTISS STREET
DOWNERS GROVE, ILLINOIS 60515
(630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location 6149 JANES AV, DOWNERS GROVE, IL

Legal Description Lot 11

Block 410

Subdivision DOWNERS GROVE PARK

P.I.N. 0813410010

Name of Owner on Deed Investa Inc

Phone No. 773 875 2631

Developer Investa Inc

Phone No. 773 875 2631

Name of Person Making Request Steven Belkafas

Phone No. 773 875 2631

E mail: stevensbelk@gmail.com

Address (we will be sending information regarding this request; please be sure address is legible)

10831 Mayors ave Chicago Ridge, IL 60415

This Applicant's Interest in This Property 6149 Janes ave Downers Grove, IL 60515
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved 0.17

Present Zoning R-4

Proposed Zoning N/A

Is the Property (A) Improved Yes

(B) Vacant Vacant

(A) If Improved, Describe Improvements New single Family residents

Number & Type of Units 1 single Family home

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe New Single Family House

Number & Type of Units

NOT Apply

Estimated Starting Date of Project July 2021

If You Propose to Annex to a Community, Which One

not apply

NOTE: If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

****SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS****

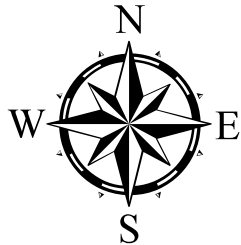
Downers Grove Sanitary District
Board of Local Improvements
6149 Janes Avenue
P701



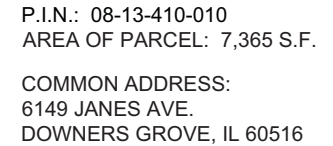
Legend

- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary

0 45 90 180
Feet



LOT 11 IN BLOCK 14 IN DOWNERS GROVE PARK, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1927 IN BOOK 17 OF PLATS, PAGES 23 AND 33, AS DOCUMENT 232126, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

DATED THIS 25th DAY OF FEBRUARY, A.D. 2021

KWJF
H. WETENDORF

C.M. Lavoie & Associates, Inc.
Consulting Civil Engineering
& Land Surveying
825 N. Cass Avenue, Suite 106
Westmont, Illinois 60559
phone: 630-381-0819

JOB NUMBER: 21-132		DATE: 02-25-2021	
		SCALE: 1" = 20'	
DRAWN BY: KaW		CHECKED BY: SB	
#	DATE	DESCRIPTION	

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PREPARED FOR: AZCO BUILDERS



BOARD OF LOCAL IMPROVEMENTS

April 15, 2021

STAFF BRIEFING

P702: 221 W. 59th Street, Downers Grove

REQUEST:

Doug Overstreet of Overstreet Builders, Developer, is requesting sanitary sewer service for a new single family home on a 0.76 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. The proposed project is estimated to generate wastewater flows of 350 gallons per day, which is the standard flow estimate for a single family home. This would result in a density of 4.6 PE per acre, which is within the District's design allocation of 10 PE per acre for residential parcels.

SUMMARY:

Service can be provided to this property by extension of the District sewers located on 59th Street. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

DOWNERS GROVE SANITARY DISTRICT
2710 CURTISS STREET
DOWNERS GROVE, ILLINOIS 60515
(630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location _____

Legal Description Lot _____ Block _____ Subdivision _____

_____ P.I.N. _____

Name of Owner on Deed _____ Phone No. _____

Developer _____ Phone No. _____

Name of Person Making Request _____ Phone No. _____

E mail: _____

Address (we will be sending information regarding this request; please be sure address is legible)

This Applicant's Interest in This Property _____
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved _____ Present Zoning _____ Proposed Zoning _____

Is the Property (A) Improved _____ (B) Vacant _____

(A) If Improved, Describe Improvements _____

Number & Type of Units _____

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe _____

_____ Number & Type of Units _____

Estimated Starting Date of Project _____

If You Propose to Annex to a Community, Which One _____

NOTE: If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS

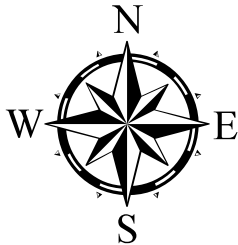
Downers Grove Sanitary District
Board of Local Improvements
221 W. 59th Street
P702



Legend

- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary

0 45 90 180
Feet



ONE: 630-778-1

SCALE: 1" = 20'

PARCEL INDEX NUMBER
09-16-300-01



